

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop Meeting of the Council for the District of North Vancouver held at 6:00 p.m. on Monday, May 9, 2016 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor R. Walton
Councillor R. Bassam
Councillor M. Bond
Councillor J. Hanson
Councillor R. Hicks
Councillor D. MacKay-Dunn
Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
Ms. C. Grant, General Manager – Corporate Services
Mr. G. Joyce, General Manager – Engineering, Parks & Facilities
Mr. R. Malcolm, Acting General Manager – Planning, Properties & Permits
Mr. A. Wardell, Acting General Manager – Finance & Technology
Mr. D. Desrochers, Manager – Engineering Projects & Development Services
Ms. J. Paton, Manager – Development Planning
Ms. L. Brick, Deputy Municipal Clerk
Ms. E. Geddes, Section Manager – Transportation
Ms. S. Dale, Confidential Council Clerk

Also in

Attendance: Ms. Kay Teschke, Professor - School of Population & Public Health

1. ADOPTION OF THE AGENDA

1.1. May 9, 2016 Council Workshop Agenda

MOVED by Councillor BOND

SECONDED by Councillor BASSAM

THAT the agenda for the May 9, 2016 Council Workshop be adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

2.1. April 18, 2016 Council Workshop

MOVED by Councillor BOND

SECONDED by Councillor BASSAM

THAT the minutes of the April 18, 2016 Council Workshop meeting are adopted.

CARRIED

3. REPORTS FROM COUNCIL OR STAFF

With the consent of Council, Mayor Walton varied the agenda as follows:

3.1. Cycling in Cities

File No.

Ms. Kay Teschke, Professor - School of Population & Public Health, advised that Cycling in Cities is a research program investigating factors that encourage or discourage bicycling and transportation infrastructure associated with increased or decreased risks of cycling injuries. Ms. Teschke presented her studies on bike route preferences and safety summarizing that the best route types to encourage cycling are:

- Paved off-street bike paths;
- Residential streets with traffic calming; and,
- Cycle paths next to major streets, but separated from motor vehicles by a curb or other barrier.

Councillor MURI left the meeting at 6:34 pm and returned at 6:35 pm.

Council thanked Ms. Teschke for her presentation and suggested that the District consider these facts when designing the Spirit Trail.

3.2. 229 Seymour River Place – Maplewood Plaza: Early Council Input

File No. 08.3060.20/001.16

Ms. Jennifer Paton, Manager – Development Planning, introduced the preliminary application for 229 Seymour River Place – Maplewood Plaza, noting that:

- The site is 1.7 acres in size, located in the Maplewood Village area of the OCP and is within the Maplewood Village Implementation Plan area;
- It is currently occupied by retail plus 28 rental units;
- The OCP envisions the Maplewood Village Centre to include 1,500 new homes as well as new commercial development over the next 20 years;
- The Maplewood Implementation Planning Process is underway and saw a very successful, well attended, public ideas forum;
- The Implementation Plan Process will guide the implementation of development in the area;
- The proposal is in line with the land use and height envisioned on the site;
- The site is currently zoned general commercial which permits mixed use commercial residential density at 1.75 FSR;
- The proposal is seeking an OCP amendment and rezoning to allow 2.57 FSR and through the additional FSR provide rental housing and affordable rental housing;
- The proposal is for 163 strata units and 38 rental units;
- 10 of the 38 rental units are targeted as affordable rental under the CMHC level 2 affordability criteria;
- Retail would be located on Front Street and wrap the corner up the mews which is consistent with the current planning direction for the area;

- The proposal envisions two residential buildings above the retail and with a total height of six storeys;
- The buildings are flat roof and provide variety from the GWL style of architecture;
- Parking would include 22 stalls for commercial, 243 residential stalls and bike parking;
- The site is laid out to accommodate a new “mews” lane connecting Front Street to Old Dollarton Road;
- A retail study helped to guide this application and found that it was important to have this new lane connection with retail partially up the lane;
- A key area which staff will continue to work on is where this lane meets Front Street and the configuration of that connection as this requires further analysis and consultation with the land owners;
- The applicant is proposing 100% rental replacement plus an additional ten affordable rental units; and,
- The applicant is aware that the proposal is being evaluated against the Maplewood Village Implementation Plan input as it emerges and will need to be consistent with the process when it’s brought before Council for more formal consideration.

Council discussion ensued and the following comments and concerns were noted:

- Expressed concern that there is not enough industrial space proposed;
- Noted that the vision of the Maplewood area is oriented towards jobs;
- Opined that the flat roof lines are not aesthetically pleasing;
- Opined that townhomes are desired more than condos;
- Suggested that the affordable rental units' rent be capped;
- Questioned how this project will be phased;
- Noted that the density is considerable;
- Expressed concerns regarding the height of the proposed building;
- Expressed concerns that only ten affordable rental units are being replaced;
- Opined that there are too many parking stalls proposed;
- Commented that more affordable units are needed; and,
- Requested that staff report back on Community Amenity Contributions.

4. PUBLIC INPUT

Nil

5. ADJOURNMENT

MOVED by Councillor MURI

SECONDED by Councillor BOND

THAT the May 9, 2016 Council Workshop be adjourned.

CARRIED
(6:56 pm)

M. White

Mayor

James Godwin

Municipal Clerk